

140.A

0001

0046.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

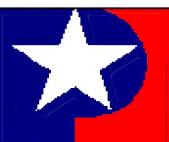
775,700 / 775,700

USE VALUE:

775,700 / 775,700

ASSESSED:

775,700 / 775,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		MT. VERNON ST, ARLINGTON

OWNERSHIP

Owner 1:	SPEAKMAN DANIELLE	Unit #:	2
Owner 2:	MCKNIGHT ALISTAIR		
Owner 3:			

Street 1: 46 MT VERNON ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	ROBBINS ALEXANDER D & JODI E -
Owner 2:	-

Street 1: 46 MT VERNON ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Vinyl Exterior and 2188 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8034												G10				

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								310738
								GIS Ref
								GIS Ref
								Insp Date
								05/03/18

PREVIOUS ASSESSMENT								Parcel ID	140.A-0001-0046.2	Date	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value		Notes	Date
2020	102	FV	761,400	2500	.	.	763,900	763,900	Year End Roll	12/18/2019	
2019	102	FV	607,600	2500	.	.	610,100	610,100	Year End Roll	1/3/2019	
2018	102	FV	537,000	2500	.	.	539,500	539,500	Year End Roll	12/20/2017	
2017	102	FV	489,200	2500	.	.	491,700	491,700	Year End Roll	1/3/2017	
2016	102	FV	489,200	2500	.	.	491,700	491,700	Year End	1/4/2016	
2015	102	FV	451,900	2500	.	.	454,400	454,400	Year End Roll	12/11/2014	
2014	102	FV	431,100	2500	.	.	433,600	433,600	Year End Roll	12/16/2013	
2013	102	FV	431,100	2500	.	.	433,600	433,600		12/13/2012	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBBINS ALEXAND	71248-131	1	6/29/2018		830,000	No	No		
ROBBINS JODI/AL	51443-536		7/16/2008			1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/30/2018	1810	Insulate	3,059	C					6/11/2019	SQ Returned	JO	Jenny O
11/20/2018	1744	Heat App	6,800	C					5/3/2018	Measured	DGM	D Mann
8/28/2018	1236	Dormers	202,500	C					1/21/2009	NEW CONDO	BR	B Rossignol
8/22/2018	1197	Inter-De	18,500	C					11/24/2008	Meas/Inspect	163	PATRIOT

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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